

CITY PLANNING COMMISSION  
Austin, Texas

Regular Meeting--January 8, 1974

The meeting of the Commission was called to order at 7:00 p.m. in the Electric Building Auditorium

Present

William Milstead, Chairman  
\*Charles Betts  
O. P. "Bob" Bobbitt  
C. W. Hetherly  
Betty Himmelblau  
\*Philip Juarez  
Jean Mather  
Charles Nash

Also Present

Richard Lillie, Director of Planning  
Jack Alexander, Assistant Director of Planning  
Bill Bulloch, Urban Transportation  
Jerry Harris, Assistant City Attorney  
Charles Graves, Director of Engineering  
Joe Ternus, Director of Urban Transportation  
Pat Page, Secretary I

\* Arrived at 7:15 p.m.

Absent

Bennie Washington

ZONING

The following zoning changes were considered by the Zoning Committee at the meeting of January 2, 1974.

Present

C. W. Hetherly, Chairman  
Charles Betts  
Jean Mather  
Betty Himmelblau  
Charles Nash

Also Present

Jack Alexander, Assistant Director of Planning  
Duncan Muir, Planner  
F. O. Hodde, Drafting Supervisor  
Pat Page, Secretary I

C14-73-229      Maudine O. Cloer: A, 1st to O, 1st (as amended)  
2700-2704 South First Street      (Original Request: A, 1st to C, 1st)  
601-603 Cumberland Road

## STAFF REPORT:

This tract is located in South Austin at the corner of a major arterial street and a neighborhood collector street. It is part of an older single-family neighborhood, and homes adjoin to the west along South 2nd Street and to the south. Properties fronting South 1st Street between Oltorf and Ben White Boulevard have been in transition for several years as noted by the existing zoning pattern. However, very few tracts have been developed as zoned, particularly on the west side where "A" Residence uses still predominate. Recently the Commission has been recommending no more than "LR" Local Retail for properties fronting on South 1st Street in deference to the adjoining homes in this area, which is oriented around an elementary school approximately two blocks to the south.

The request earlier this year for "C" Commercial on the property across the street to the north was not recommended by the Commission. Instead, "O" Office was recommended with conditions, the applicant agreed, and the Council granted the request.

This case was postponed last month.

## STAFF RECOMMENDATION:

That this case be denied, but that "O" Office be granted, subject to a six-foot privacy fence where adjoining "A" Residence.

## CITIZEN COMMUNICATION (SOUTH AUSTIN NEIGHBORHOOD)

## WRITTEN COMMENT

Harold Butler: 2700 Stacy Lane

FOR

Harry E. Montandon: 2304 Hancock Drive #4

FOR

Clyde B. Harding: 4500 Stearns Lane

FOR

## PERSONS APPEARING

Paul W. Jones (representing applicant)

## COMMITTEE ACTION:

Members reviewed the information presented and recommended that this request be granted, as amended, subject to a six-foot privacy fence where adjoining "A" Residence zoning.

AYE:          Messrs. Hetherly, Betts and Nash.    Mmes. Himmelblau and Mather

## COMMISSION ACTION:

Members reviewed the information presented and were in agreement with the Committee action.

## COMMISSION VOTE:

To recommend that the request of Maudine O. Cloer for a zoning change from "A" Residence, First Height and Area to "O" Office, First Height and Area, as amended, on property located at 2700-2704 South First Street and 601-603 Cumberland Road be GRANTED, as amended, subject to a six-foot privacy fence where adjoining "A" Residence zoning.

AYE:          Messrs. Milstead, Betts, Bobbitt, Hetherly, Juarez and Nash.  
                Mmes. Himmelblau and Mather

ABSENT:      Mr. Washington

C14-73-234      Mrs. Adele Richter: A, 1st to O, 1st  
947-949 East 50th Street  
4916-4918 Harmon Avenue

STAFF REPORT:

The staff reported that a request for postponement had been received.

CITIZEN COMMUNICATION

WRITTEN COMMENT

Emile Jamail: 3711 North Lamar

FOR

PERSONS APPEARING

None

COMMITTEE ACTION:

Members reviewed the information presented and recommended that this case be postponed for 30 days.

AYE:            Messrs. Hetherly, Betts and Nash.    Mmes. Himmelblau and Mather

COMMISSION ACTION:

Members reviewed the information presented and were in agreement with the Committee action.

COMMISSION VOTE:

To recommend that the request of Mrs. Adele Richter for a zoning change from "A" Residence, First Height and Area to "O" Office, First Height and Area on property located at 947-949 East 50th Street and 4916-4918 Harmon Avenue be POSTPONED FOR 30 DAYS.

AYE:            Messrs. Milstead, Betts, Bobbitt, Hetherly, Juarez and Nash.  
                 Mmes. Himmelblau and Mather

ABSENT:        Mr. Washington

C14-73-241      Julia J. Sawyer: C, 1st to C-2, 1st  
2624-2626 Guadalupe Street  
(locally known as 2610)

STAFF REPORT:

This property is located on Guadalupe Street just west of the University of Texas. The present use of the subject tract is a lounge or night club. The requested zoning will bring this property into conforming status as to use.

STAFF RECOMMENDATION:

That this case be granted, subject to a subdivision to identify the property.

C14-73-241      Julia J. Sawyer--Contd.

CITIZEN COMMUNICATION (SAVE UNIVERSITY NEIGHBORHOODS)

WRITTEN COMMENT

Walter Wukasch and Edna Swiedon: 403 West 19th Street      AGAINST  
PERSONS APPEARING  
Eugene Palmer (representing applicant)

COMMITTEE ACTION:

Members reviewed the information presented and recommended that this case be granted, subject to a subdivision to identify the property.

AYE:            Messrs. Hetherly, Betts and Nash.    Mmes. Himmelblau and Mather

COMMISSION ACTION:

Members reviewed the information presented and were in agreement with the Committee action.

COMMISSION VOTE:

To recommend that the request of Julia J. Sawyer for a zoning change from "C" Commercial, First Height and Area to "C-2" Commercial, First Height and Area on property located at 2624-2626 Guadalupe Street (locally known as 2610) be GRANTED, subject to a subdivision to identify the property.

AYE:            Messrs. Milstead, Betts, Bobbitt, Hetherly, Juarez and Nash.  
                 Mmes. Himmelblau and Mather

ABSENT:        Mr. Washington

C14-73-242      Sam Hernandez Trujillo: A, 1st to O, 1st  
                 2620 Choctaw Trail  
                 4805 West Gate Boulevard

STAFF REPORT:

This property is located in a very new single-family subdivision along West Gate Boulevard in southwest Austin. Subject property is developed as a single-family home facing Choctaw Trail, along which are only single-family homes. Other than "A" Residential zoning on this property would be incompatible with the character of the development along the east side of West Gate Boulevard.

STAFF RECOMMENDATION:

That this case be denied, as the requested zoning would be an encroachment into a single-family neighborhood.

CITIZEN COMMUNICATION (NO FORMAL NEIGHBORHOOD GROUP)

WRITTEN COMMENT

James C. Hansen: 2610 Choctaw Trail      AGAINST  
Hudson H. Hill: 4711 Sagebrush Trail      AGAINST

Cl4-73-242 Sam Hernandez Trujillo--Contd.

Harley R. Clark, Jr.	AGAINST
James F. Reeves: 3100 Red River	AGAINST
Robert T. Penizzotto: 4902 Winding Trail	AGAINST
Petition bearing 20 names	AGAINST
PERSONS APPEARING	
Ronald H. Rhemann: 2614 Choctaw Trail	AGAINST
Dewey Moore: 2616 Choctaw Trail	AGAINST
Mr. & Mrs. Charles W. Cuthbert: 2612 Choctaw Trail	AGAINST
James R. Herrell: 4900 Winding Trail	AGAINST
Mrs. J. R. Herrell: 4900 Winding Trail	AGAINST
Mr. & Mrs. H. G. Neitsch: 4906 Winding Trail	AGAINST
Mr. & Mrs. James L. Nichols: 500 Winding Trail	AGAINST
Mr. & Mrs. Ben B. Dees: 2617 Choctaw Trail	AGAINST

## COMMITTEE ACTION:

Members reviewed the information presented and were in agreement that this request should be denied.

AYE: Messrs. Hetherly, Betts and Nash. Mmes. Himmelblau and Mather

## COMMISSION ACTION:

Members reviewed the information presented and were in agreement with the Committee action.

## COMMISSION VOTE:

To recommend that the request of Sam Hernandez Trujillo for a zoning change from "A" Residence, First Height and Area to "O" Office, First Height and Area on property located at 2620 Choctaw Trail and 4805 West Gate Boulevard be DENIED.

AYE: Messrs. Milstead, Betts, Bobbitt, Hetherly, Juarez and Nash.  
Mmes. Himmelblau and Mather

ABSENT: Mr. Washington

Cl4-73-243 Jennie L. Loper and Riley G. Loper: A, 1st to O, 1st  
5125 Bruning Avenue  
Rear of 5109 Evans Avenue

## STAFF REPORT:

This property is located in north Austin on Bruning Avenue between East 51st Street and East 53rd Street. It is in the midst of an area which has experienced several zoning requests, most recently the granting of "O" Office on four lots across the street from the subject tract. That case was acted upon twice by the City Council, the first time to deny, and four months later to grant. This is the second attempt on the subject property within a six-month period. The previous action by the Council in August denied the request.

C14-73-243      Jennie L. Loper and Riley G. Loper--Contd.

The staff has recommended against encroachment of high-density and non-residential uses into areas of low-density housing. It is our opinion that the housing in this area is still worth protecting from further land use changes, as these smaller homes are well maintained and in short supply.

**STAFF RECOMMENDATION:**

That this case be denied as incompatible with the predominant character of this low-density neighborhood. This zoning request, if granted will increase the probability of strip-zoning along this street.

Any change in zoning on this tract will create a need for one-half the additional right-of-way (7 1/2 feet) to increase Bruning Avenue from 45 to 60 feet, as well as a subdivision to identify the property.

**CITIZEN COMMUNICATION (NO FORMAL NEIGHBORHOOD GROUP)**

**WRITTEN COMMENT**

Chester Crow: 905 Treasure Rd., Garland

FOR

Shelley Riley: 5114 Evans Avenue

AGAINST

James D. Hayes: 5206 Evans Avenue

AGAINST

**PERSONS APPEARING**

Jon Wissner (representing applicant)

Riley G. Loper (applicant)

Jennie L. Loper (applicant)

**COMMITTEE ACTION:**

Members reviewed the information presented. Mr. Hetherly felt that "O" Office would be more appropriate than additional apartments in the area. A majority of the members felt that the request should be granted.

AYE:        Messrs. Hetherly, Betts and Nash.    Ms. Himmelblau

NAY:        Ms. Mather

**COMMISSION ACTION:**

Members reviewed the information presented and a majority were in agreement with the Committee action.

**COMMISSION VOTE:**

To recommend that the request of Jennie L. Loper and Riley G. Loper for a zoning change from "A" Residence, First Height and Area to "O" Office, First Height and Area on property located at 5125 Bruning Avenue and the rear of 5109 Evans Avenue be GRANTED, subject to one-half the right-of-way (7 1/2 feet) to increase Bruning Avenue from 45 feet to 60 feet; subject to a subdivision to identify the property.

AYE:        Messrs. Milstead, Betts, Bobbitt, Hetherly and Juarez.    Ms. Himmelblau

NAY:        Ms. Mather

ABSENT:    Messrs. Washington and Nash (out of the room)

C14-73-244      Thomson & Fitzgerald: A, 1st to GR, 1st  
204 Stassney Lane

STAFF REPORT:

The staff reported that the applicant was present and requested that this case be postponed 30 days.

CITIZEN COMMUNICATION (NO FORMAL NEIGHBORHOOD GROUP)

WRITTEN COMMENT

Bennie Fojtik: 2802 Ware Road  
Fred Moerbe: 212 Stassney Lane

FOR  
AGAINST

PERSONS APPEARING

Ms. Fitzgerald (applicant)

COMMITTEE ACTION:

Members reviewed the information presented and recommended that this request be postponed for 30 days.

AYE:            Messrs. Hetherly, Betts and Nash.    Mmes. Himmelblau and Mather

COMMISSION ACTION:

Members reviewed the information presented and were in agreement with the Committee action.

COMMISSION VOTE:

To recommend that the request of Thomson and Fitzgerald for a zoning change from "A" Residence, First Height and Area to "GR" General Retail, First Height and Area on property located at 204 Stassney Lane be POSTPONED FOR 30 DAYS.

AYE:            Messrs. Milstead, Betts, Bobbitt, Hetherly, Juarez and Nash.  
                 Mmes. Himmelblau and Mather

ABSENT:        Mr. Washington

C14-73-245      Mrs. O. P. Lockhart: C, 3rd to C-1, 3rd  
201-211 East 19th Street  
1817-1819 Brazos Street

STAFF REPORT:

This property is located on East 19th Street just south of the University of Texas campus in an area developed predominantly with office and business uses. The additional use allowed by the requested zoning is compatible with the character of this area.

STAFF RECOMMENDATION:

That this case be granted, as the requested zoning is compatible with the surrounding zoning.

C14-73-245      Mrs. O. P. Lockhart--Contd.

CITIZEN COMMUNICATION (NO FORMAL NEIGHBORHOOD GROUP)

WRITTEN COMMENT

None

PERSONS APPEARING

Miles E. Hutchens (representing applicant)

COMMITTEE ACTION:

Members reviewed the information presented and recommended that this request should be granted.

AYE:            Messrs. Hetherly, Betts and Nash.    Mmes. Himmelblau and Mather

COMMISSION ACTION:

Members reviewed the information presented and were in agreement with the Committee action.

COMMISSION VOTE:

To recommend that the request of Mrs. O. P. Lockhart for a zoning change from "C" Commercial, Third Height and Area to "C-1" Commercial, Third Height and Area on property located at 201-211 East 19th Street and 1817-1819 Brazos Street be GRANTED.

AYE:            Messrs. Milstead, Betts, Bobbitt, Hetherly, Juarez and Nash.  
                 Mmes. Himmelblau and Mather

ABSENT:        Mr. Washington

C14-73-246      Gov. Allan Shivers, John Shivers and C. McAden:    B, 1st to LR, 2nd  
                 5300-5306 Joe Sayers Avenue  
                 1500-1504 North Loop Boulevard

STAFF REPORT:

The staff reported that they had received a letter from the applicant requesting a 30-day postponement.

CITIZEN COMMUNICATION (NO FORMAL NEIGHBORHOOD GROUP)

WRITTEN COMMENT

Mrs. Mary Blanche Ellis:    P. O. Box 790

Billy D. Warren:    5905 Tumbling Circle

Dorothy Warren Bryant:    5905 Tumbling Circle

Dale Ossip Johnson:    600 West 15th Street

Don J. Jackson:    3604 Balcones

PERSONS APPEARING

None

FOR  
FOR  
FOR  
FOR  
AGAINST



C14-73-246      Gov. Allan Shivers, John Shivers and C. McAden--Contd.

COMMITTEE ACTION:

Members reviewed the information presented and recommended that this case be postponed for 30 days.

AYE:            Messrs. Hetherly and Betts.    Mmes. Himmelblau and Mather  
ABSTAIN:    Mr. Nash

COMMISSION ACTION:

Members reviewed the information presented and were in agreement with the Committee action.

COMMISSION VOTE:

To recommend that the request of Gov. Allan Shivers, John Shivers and C. McAden for a zoning change from "B" Residence, First Height and Area to "LR" Local Retail, Second Height and Area on property located at 5300-5306 Joe Sayers Avenue and 1500-1504 North Loop Boulevard be POSTPONED FOR 30 DAYS.

AYE:            Messrs. Milstead, Betts, Bobbitt, Hetherly and Juarez.  
                 Mmes. Himmelblau and Mather  
ABSTAIN:    Mr. Nash  
ABSENT:    Mr. Washington

C14-73-247      Randolph A. Haynes, Jr.: A, 1st to BB, 1st (as amended)  
                 3408 Burleson Road      (Original Request: A, 1st to B, 1st)

STAFF REPORT:

This property is located on Burleson Road just north of the intersection of Pleasant Valley Road and Ben White Boulevard. It lies between retail uses to the south and residential uses to the north. Burleson Road presently functions as a major collector, but most of this traffic will shift to Pleasant Valley Road and Oltorf Street when they are developed. Thus, the appropriate development along Burleson Road is low-density residential. In the staff's opinion, the subject property should be zoned so as not to unduly stimulate further zoning requests northward along Burleson Road.

STAFF RECOMMENDATION:

That this case be denied, but that "BB" Residence be granted.

CITIZEN COMMUNICATION (SOUTH AUSTIN NEIGHBORHOODS EAST)

WRITTEN COMMENT

Randolph A. Haynes, Jr.: Newning Avenue #210	FOR
PERSONS APPEARING	
Martin Boozer (representing applicant)	
Pat Brown: 1713 Rockbridge	AGAINST

C14-73-247      Randolph A. Haynes, Jr.--Contd.

COMMITTEE ACTION:

The applicant amended his application from "A" Residence, First Height and Area to "BB" Residence, First Height and Area. Members reviewed the information and recommended that this request be granted, as amended.

AYE:            Messrs. Hetherly, Betts and Nash.    Mmes. Himmelblau and Mather

COMMISSION ACTION:

Members reviewed the information presented and were in agreement with the Committee action.

COMMISSION VOTE:

To recommend that the request of Randolph A. Haynes, Jr. for a zoning change from "A" Residence, First Height and Area to "BB" Residence, First Height and Area, as amended, be GRANTED.

AYE:            Messrs. Milstead, Betts, Bobbitt, Hetherly, Juarez and Nash.  
                 Mmes. Himmelblau and Mather

ABSENT:        Mr. Washington

C14-73-248      P. M. Bryant: Int. A, 1st to BB, 1st  
                 2642-2700 Metcalfe Road

STAFF REPORT:

This property is located directly north of the new Linder Elementary School in South Austin. "BB" Residence zoning exists to the north of the subject tract across Metcalfe Road, "Interim A" Residence to the east, and existing residential use plus two non-conforming uses to the west. On a larger scale this tract is located at the southern fringe of the medium and high-density apartment district that stretches to Town Lake on the north. Single-family residential uses exist to the east and west and are proposed to the south. The pending subdivision, Brook Hollow, to the northeast of subject tract provides for a sixty-foot street (Carlson Road) from Metcalfe Road to Burleson Road, and will improve traffic circulation.

In 1972 the owner of this tract applied for this same zoning change. Neighborhood opposition was strong at the Committee meeting. The Committee expressed concern for the safety of the children walking and bicycling to the school and it was felt that the street (Metcalfe Road) was the logical southern termination point of the non-"A" Residence zoning. The vote to recommend denial by the Committee was unanimous. The applicant withdrew the case before the Council hearing.

The staff recommendation in 1972 was to grant this request subject to right-of-way dedication. In doing so the staff was following established

C14-73-248 P. M. Bryant--Contd.

departmental guidelines to encourage zoning to face like zoning, in this case "BB" Residence. However, since the 1972 case the sixth-grade centers program has been implemented by the Austin Independent School District and elementary school boundaries have been redrawn. The boundaries for Linder Elementary School have been extended westward across I. H. 35 to Blunn Creek. The result is that many more children are being driven to school than were at first anticipated. This new traffic added to the existing traffic and the lack of sidewalks along Metcalfe Road has increased the danger to the children's safety walking and bicycling to and from school. It is the opinion of the staff that this increased traffic problem warrants a change in the earlier recommendation on this tract.

## STAFF RECOMMENDATION:

That this case be denied because of the change in traffic conditions around Linder School. Increased housing density on the subject property will unnecessarily contribute to the traffic hazard to young children walking and bicycling to and from Linder Elementary School.

## CITIZEN COMMUNICATION (SOUTH AUSTIN NEIGHBORHOODS EAST)

## WRITTEN COMMENT

H. F. Miller: 2710 Metcalfe Road

FOR

## PERSONS APPEARING

Martin Boozer (representing applicant)

Pat Brown: 1713 Rockbridge

AGAINST

Loraine Silvanage: 1704 Fawn Drive

AGAINST

George Mading: 2509 Glen Springs Way

AGAINST

Angelina Garcia: 1713 Alleghany Drive

AGAINST

Mike R. Garcia: 1713 Alleghany Drive

AGAINST

Woodrow Sledge: (AISD)

AGAINST

## COMMITTEE ACTION:

Members reviewed the information presented. Ms. Mather felt that the logical place to stop "BB" Residence zoning would be Metcalfe Road. A motion was made to deny the request but died for lack of a second. Mr. Hetherly felt that the lots were hard to develop but felt that perhaps they could be developed. Mr. Betts felt that he could not vote against the case simply because of the school located in the area. A majority of the members felt this request should be denied.

AYE: Messrs. Hetherly, Betts and Nash. Ms. Mather

NAY: Ms. Himmelblau

## COMMISSION ACTION:

Members reviewed the information presented and a majority of the members were in agreement with the Committee action.

C14-73-248 P. M. Bryant--Contd.

COMMISSION VOTE:

To recommend that the request of P. M. Bryant for a zoning change from Interim "A" Residence, Interim First Height and Area to "BB" Residence, First Height and Area on property located at 2642-2700 Metcalfe Road be DENIED.

AYE: Messrs. Milstead, Bobbitt, Hetherly and Nash. Ms. Mather  
 NAY: Ms. Himmelblau  
 ABSENT: Messrs. Washington, Betts and Juarez

C14-73-249 Glen M. Garrett: A, 1st to B, 1st  
 2904 Beanna Street  
 809 Leonard Street

STAFF REPORT:

The staff reported that the applicant has requested that this case be withdrawn.

CITIZEN COMMUNICATION (NORTH UNIVERSITY NEIGHBORHOODS ASSOCIATION)

WRITTEN COMMENT

Flora Bell Landan: 806 East 26th Street	AGAINST
B. M. Landan: 806 East 26th Street	AGAINST
Mrs. L. B. Plummer: 2903 Beanna Street	AGAINST
Mrs. Dorothy H. Brentlinger: 810 East 30th Street	AGAINST
Dennis B. DuPriest: 2909 Beanna Street	AGAINST
Mrs. P. W. McKittrich: 8104 South Congress Avenue	AGAINST

PERSONS APPEARING

Martin Boozer, Jr. (representing applicant)	
John Miller: 2905 Beanna Street	AGAINST

COMMITTEE ACTION:

Members reviewed the information presented and recommended that this request be withdrawn.

AYE: Messrs. Hetherly, Betts and Nash. Mmes. Himmelblau and Mather

COMMISSION ACTION:

Members reviewed the information presented and were in agreement with the Committee action.

COMMISSION VOTE:

To recommend that the request of Glen M. Garrett for a zoning change from "A" Residence, First Height and Area to "B" Residence, First Height and Area on property located at 2904 Beanna Street and 909 Leonard Street be WITHDRAWN.

AYE: Messrs. Milstead, Betts, Bobbitt, Hetherly, Juarez and Nash.  
 Mmes. Himmelblau and Mather  
 ABSENT: Mr. Washington

C14-73-250      J. W. Savage, et ux: A, 1st to B, 1st  
8300 Bowling Green Drive  
2300-2304 Ohlen Road

## STAFF REPORT:

This property is located at the corner of Ohlen Road, a neighborhood collector street, and Bowling Green Drive, a minor residential street. It fronts and sides to existing well-maintained homes on Bowling Green Drive. Across Ohlen Road are apartments; the "O" Office zoning southeast from the subject lot is also being used for apartments. The subject tract has an area sufficient to allow a duplex under its present zoning. Duplex use is located along the south side of Ohlen Road.

## STAFF RECOMMENDATION:

That this case be denied because the increased housing density allowed under "B" Residence zoning is incompatible with adjacent homes to the north and east along Bowling Green Drive. Initiation of multi-family zoning on the north side of Ohlen Road would set a precedent for further encroachment into this neighborhood. Any consideration to change zoning on this lot should include privacy fencing on the north and east boundaries, and no access to Bowling Green Drive from subject tract as protection for the existing lower density residential uses.

## CITIZEN COMMUNICATION (NO FORMAL NEIGHBORHOOD GROUP)

## WRITTEN COMMENT

William F. Goerlitz: 8301 Bowling Green Drive

FOR

Don J. Jackson: 3604 Balcones Drive

AGAINST

## PERSONS APPEARING

Lillian Payne

AGAINST

## COMMITTEE ACTION:

Members reviewed the information presented and were in agreement that this request should be denied.

AYE:            Messrs. Hetherly, Betts and Nash.    Mmes. Himmelblau and Mather

## COMMISSION ACTION:

A letter requesting that this case be referred back to the Committee was received. Members reviewed the information and were in agreement that this request should be granted.

## COMMISSION VOTE:

To recommend that the request of J. W. Savage, et ux for a zoning change from "A" Residence, First Height and Area to "B" Residence, First Height and Area on property located at 8300 Bowling Green Drive and 2300-2304 Ohlen Road be REFERRED to the Zoning Committee at their February meeting.

AYE:            Messrs. Milstead, Betts, Bobbitt, Hetherly, Juarez and Nash.

Mmes. Himmelblau and Mather

ABSENT:        Mr. Washington

C14-73-251      Emile Jamail, M. M. Brinkley and Bill R. Brinkley: Int. A, 1st to C, 1st  
8000 U. S. Highway 290, East  
Rear of 7700-8000 U. S. Highway 290, East  
Rear of 2400-2448 Ed Bluestein Boulevard  
also bounded by Old Cameron Road

**STAFF REPORT:**

This 90-acre tract is located north of the intersection of Ed Bluestein Boulevard and U. S. Highway 290. The only access into this tract is approximately 100 feet of frontage on U. S. Highway 290. No plan for development of this property and for providing access to the proposed uses has been submitted.

Southwest and across Little Walnut Creek from the subject tract is a proposed retail and apartment development submitted with zoning case C14-73-73, access for the proposed development being from the proposed extension of Rutherford Lane and from Ed Bluestein Boulevard. The area east of the creek was left "A" Residence by the applicant, pending further study to the north. To the northwest of the subject property is a proposed district park to serve the existing and planned residential development. The funds for the park have been appropriated and authorization for purchase of the site has been approved.

**STAFF RECOMMENDATION:**

That this case be denied. The uses allowed under the "C" Commercial zone are not appropriate with anticipated residential development of this area, especially to the depth requested. More importantly, there is not sufficient access at present to provide for intensive land use.

**CITIZEN COMMUNICATION (NO FORMAL NEIGHBORHOOD GROUP)****WRITTEN COMMENT**

None

**PERSONS APPEARING**

Robert Davis (representing applicant)  
Emile Jamail (applicant)

**COMMITTEE ACTION:**

Members reviewed the information presented. Members felt more information was needed to determine proper zoning on the tract and were in agreement that the applicant and the staff work together to come up with a more suitable plan. Members were in agreement that this hearing should be continued to the full Commission on January 8, 1974.

AYE:            Messrs. Hetherly, Betts and Nash.    Mmes. Himmelblau and Mather

**COMMISSION ACTION:**

The applicant requested that this case be postponed for 30 days. Members reviewed the information presented and were in agreement that this case should be postponed.

C14-73-251      Emile Jamail, M. M. Brinkley and Bill R. Brinkley--Contd.

COMMISSION VOTE:

To recommend that the request of Emile Jamail, M. M. Brinkley and Bill R. Brinkley for a zoning change from Interim "A" Residence, Interim First Height and Area to "C" Commercial, First Height and Area on property located at 8000 U. S. Highway 290, East, rear of 7700-8000 U. S. Highway 290, East, rear of 2400-2448 Ed Bluestein Boulevard also bounded by Old Cameron Road be POSTPONED FOR 30 DAYS.

AYE: Messrs. Milstead, Betts, Bobbitt, Hetherly, Juarez and Nash.  
Mmes. Himmelblau and Mather

ABSENT: Mr. Washington

C14-73-252      K R T, Inc.: A, 1st and B, 1st to GR, 1st and O, 1st (as amended)  
4009-4109 Banister Lane (Original Request: A, 1st and B, 1st  
1124-1210 West Ben White Blvd. to GR, 1st)

STAFF REPORT:

This heavily wooded property is in an area which has seen recent apartment development north of Banister Lane, "O" Office zoning granted to the north and east of the subject tract, as well as new construction to the west across Banister Lane and fronting on Ben White Boulevard. The subject tract is relatively level back to about where Morgan Lane intersects the property, at which point it drops off rapidly. This change in topography is an appropriate northern boundary of the requested "GR" General Retail zoning because of the "A" Residence zoning which exists on the north side of Morgan Lane west of Banister Lane.

**STAFF RECOMMENDATION:**

That this case be denied, but that "GR" General Retail be granted on the south portion of the property presently zoned "A" Residence and that "O" Office be granted on the portion of the tract presently zoned "B" Residence, subject to right-of-way to increase Banister Lane to 70 feet and subject to a subdivision to identify the property.

The staff would like to add that the applicant has met with the staff concerning this recommendation and has indicated he will amend his application to that which the staff can recommend be granted, as follows: "GR" General Retail to a depth of 200 feet from Ben White Boulevard and "O" Office on the rest of the property, subject to right-of-way on Banister to bring this street up to 70 feet, and a subdivision combining the properties which reflect the new zoning lines.

## CITIZEN COMMUNICATION (NO FORMAL NEIGHBORHOOD GROUP)

WRITTEN COMMENT

Carl Burnette: 1300 City Bank Bldg.

FOR

PERSONS APPEARING

Jim Brady (representing applicant)

C14-73-252      K R T, Inc.--Contd.

COMMITTEE ACTION:

The applicant amended his application to "GR" General Retail, First Height and Area to a depth of 200 feet from Ben White Boulevard and "O" Office, First Height and Area on the remaining portion of the tract. Members reviewed the information presented and recommended that this case be granted as amended, subject to right-of-way to increase Banister Lane to 70 feet and subject to a subdivision to identify the property.

AYE:            Messrs. Hetherly, Betts and Nash.    Mmes. Himmelblau and Mather

COMMISSION ACTION:

Members reviewed the information presented and were in agreement with the Committee action.

COMMISSION VOTE:

To recommend that the request of K R T, Inc. for a zoning change from "A" Residence, First Height and Area and "B" Residence, First Height and Area to "GR" General Retail, First Height and Area and "O" Office, First Height and Area, as amended, on property located at 4009-4109 Banister Lane and 1124-1210 West Ben White Boulevard be GRANTED, as amended, to "GR" General Retail, First Height and Area to a depth of 200 feet from Ben White Boulevard and "O" Office, First Height and Area on the remaining portion of the tract, subject to right-of-way on Banister Lane to bring this street up to 70 feet and subject to a subdivision.

AYE:            Messrs. Milstead, Betts, Bobbitt, Hetherly, Juarez and Nash.  
                 Mmes. Himmelblau and Mather

ABSENT:        Mr. Washington

C14-73-253      City of Austin:    Int. A, 1st and A, 1st to D, 1st  
                 Approximate boundaries:  
                 Bounded on north by Kramer Lane,  
                 on the east by Running Bird Lane,  
                 on the south by Research Boulevard and  
                 on the west by F. M. 1325  
                 (The staff map and boundary description,  
                 as on file with the City of Austin  
                 Planning Department, give the detailed boundaries.)

STAFF REPORT:

This area has been designated for industrial uses in the Austin Development Plan and has just recently been annexed into the City of Austin. The zoning which will encourage the proper development of this land is the "D" Industrial zone. The boundary of this case excludes those properties which presently have been rezoned or which are in the process of being rezoned.



C14-73-253      City of Austin--Contd.

## STAFF RECOMMENDATION:

That this case be granted in conformance with the Austin Development Plan, subject to the following conditions to be met by the property owners which will assume orderly development by meeting the minimum City standards:

1. Each property must be a legal tract; if not, a subdivision is required. The property owner will furnish the legal description of his property so that the status can be determined.
2. Each property must comply with the street right-of-way requirements as set out in the Subdivision Ordinance by providing a minimum of 80 feet of right-of-way for all industrial streets. This can be accomplished by subdivision if one is needed or the City will prepare field notes for the right-of-way if the tract does not need to be subdivided.

Compliance with the above-mentioned conditions before the final passage of ordinances on the individual properties within this industrial area will encourage uniform, orderly development and adequate vehicular access.

## CITIZEN COMMUNICATION (NORTH AUSTIN CIVIC ASSOCIATION)

## WRITTEN COMMENT

Industrial Properties: 2700 Stemmons, Dallas	FOR
Watt Schieffer: 1011 East 40th Street	FOR
Kelley E. McAdams: 1425 Preston Avenue	FOR
Economy Realty Company: Box 9788	FOR
Richard Skypalla: P. O. Box 9486	FOR

## PERSONS APPEARING

None

## COMMITTEE ACTION:

Members reviewed the information presented and recommended that request be granted, subject to:

1. Each property must be a legal tract; if not, a subdivision is required. The property owner will furnish the legal description of his property so that the status can be determined.
2. Each property must comply with the street right-of-way requirements as set out in the Subdivision Ordinance by providing a minimum of 80 feet of right-of-way for all industrial streets. This can be accomplished by subdivision if one is needed or the City will prepare field notes for the right-of-way if the tract does not need to be subdivided.

AYE:          Messrs. Hetherly, Betts and Nash.    Mmes. Himmelblau and Mather

## COMMISSION ACTION:

Members reviewed the information presented and were in agreement with the Committee action.

C14-73-253      City of Austin--Contd.

## COMMISSION VOTE:

To recommend that the request of the City of Austin for a zoning change from Interim "A" Residence, Interim First Height and Area and "A" Residence, First Height and Area to "D" Industrial, First Height and Area on property as shown on the staff map on file with the City of Austin Planning Department which is generally bounded on the north by Kramer Lane, on the east by Running Bird Lane, on the south by Research Boulevard and on the west by F. M. 1325 be GRANTED, subject to:

1. Each property must be a legal tract; if not, a subdivision is required. The property owner will furnish the legal description of his property so that the status can be determined.
2. Each property must comply with the street right-of-way requirements as set out in the Subdivision Ordinance by providing a minimum of 80 feet of right-of-way for all industrial streets. This can be accomplished by subdivision if one is needed or the City will prepare field notes for the right-of-way if the tract does not need to be subdivided.

AYE: Messrs. Milstead, Betts, Bobbitt, Hetherly, Juarez and Nash.  
Mmes. Himmelblau and Mather

ABSENT: Mr. Washington

C14-73-254      Regency Square Properties, Inc.: C, 3rd, C, 2nd and B, 2nd to C, 4th  
615-721 East 11th Street  
614-720 East 10th Street  
also bounded by I. H. 35 (on the east)

## STAFF REPORT:

This property is located downtown on the west side of I. H. 35 between 10th Street and 11th Street, and within the Brackenridge Urban Renewal Project. This case replaces pending case C14-68-179 which requested a change to "C" Commercial, Fourth Height and Area. Council granted this zoning subject to conformance with the Urban Renewal Plan. The present request includes, as the map indicates, the previous case plus the vacated Sabine Street and a portion of the adjoining block to the west. On file is a letter from Leon M. Lurie, Executive Director of the Urban Renewal Agency, stating that this rezoning request to "C" Commercial, Fourth Height and Area conforms to the Brackenridge Urban Renewal Plan.

## STAFF RECOMMENDATION:

That this case be granted as appropriate for this property fronting on I. H. 35 and located in downtown Austin, subject to a subdivision to combine tracts into one tract.

C14-73-254 Regency Square Properties, Inc.--Contd.

CITIZEN COMMUNICATION

WRITTEN COMMENT

Dr. Kelly H. Stevens: 507 East 10th Street

AGAINST

Mrs. Minnie B. Taylor: 701 East 10th Street

AGAINST

PERSONS APPEARING

Will Garwood (representing applicant)

Jane Sibling

FOR

COMMITTEE ACTION:

Members reviewed the information presented and were in agreement that this request should be granted, subject to a subdivision to combine the tracts into one tract.

AYE: Messrs. Hetherly and Betts. Mmes. Himmelblau and Mather

ABSTAIN: Mr. Nash

COMMISSION ACTION:

Members reviewed the information presented and were in agreement with the Committee action.

COMMISSION VOTE:

To recommend that the request of Regency Square Properties, Inc. for a zoning change from "C" Commercial, Third Height and Area, "C" Commercial, Second Height and Area and "B" Residence, Second Height and Area to "C" Commercial, Fourth Height and Area on property located at 615-721 East 11th Street, 614-720 East 10th Street also bounded by I. H. 35 (on the east) be GRANTED, subject to a subdivision to combine the tracts into one tract.

AYE: Messrs. Milstead, Betts, Bobbitt, Hetherly and Juarez.

Mmes. Himmelblau and Mather

ABSTAIN: Mr. Nash

ABSENT: Mr. Washington

PLANNED UNIT DEVELOPMENTS

C814-73-013 Baker-Crow Company: Austin Woods Cluster Housing With 106  
Located Between Mesa Drive, Residential Units  
Tallwood Drive and Cima Serena

STAFF REPORT:

This is an application for a Planned Unit Development on a site of 18.89 acres of land located between Mesa Drive and Tallwood Drive and north of Cima Serena Drive. Hill Elementary School is located across Tallwood Drive to the east; L. C. Anderson High School across Cima Serena to the south; proposed duplex subdivision across Mesa Drive to the west; and Westover Hills Section 2, a residential subdivision, abuts the tract to the north. The property is zoned "A" residence, and the applicant proposes a total of 106 attached and detached single-family residential

C814-73-013 Baker-Crow Company--Contd.

units for a density of 5.63 units per acre. Access to the project is from Mesa Drive with provision for emergency access to Tallwood Drive. The site is fairly heavily wooded with varying sized trees. The applicant has made a tree survey and had indicated on the site plan the trees he proposes to remove. Along the northern boundary, the applicant proposes eight (8) two-story and ten (10) one-story units adjacent to the existing single-family subdivision composed of eleven (11) one-story and one (1) two-story units. The applicant has a revised site plan for the Committee's review that reduces the number of units on the north boundary adjacent to the existing single-family homes from 18 units to 15 units.

A tabulation of land-use within the project indicates:

*Privately owned lots	10.0 Acres or 53%
*Private streets	2.5 Acres or 13%
*Common green area:	
Between property line and building setback line	1.5 Acres or 08%
Behind building setback line	<u>4.9 Acres or 26%</u>
	18.9 Acres 100%

The staff recommends approval of this application, subject to compliance with departmental requirements as on file with the City of Austin Planning Department.

## CITIZEN COMMUNICATION

## WRITTEN COMMENT

J. W. Black, Jr.: 4009 Hyridge Drive  
 John A. Wolf: 4013 Hyridge Drive  
 Clinton E. Cook: 4019 Greenhill Place  
 Mrs. John J. Hagan: 4103 Rockford Lane  
 Bruce Kuemmel; 8603 Silver Ridge Drive  
 Bob A. McAlister: 8607 Silver Ridge Drive  
 Leon Black: 3901 Hyridge Drive

FOR  
 AGAINST  
 AGAINST  
 AGAINST  
 AGAINST  
 AGAINST  
 AGAINST

## PERSONS APPEARING

Robert Davis (representing applicant)	
Maury Hood (representing applicant)	
Bill Smirl (representing applicant)	
Allan B. Noovan: 4023 Greenhill Place	AGAINST
Gerald H. Baum: 8608 Tallwood Drive	AGAINST
M. L. Fegenbush: 8616 Silver Ridge Drive	AGAINST
Mr. & Mrs. Samuel J. Whitsitt: 8602 Silver Ridge Dr.	AGAINST
Mr. & Mrs. John J. Hagan: 4103 Rockford Lane	AGAINST
Mr. & Mrs. E. F. Matelshi: 4012 Hyridge Drive	AGAINST
T. R. Hardin: 3903 Hyridge Drive	AGAINST
Clint Cook: 4019 Greenhill Place	AGAINST
Mr. & Mrs. Louis Absnaider: 8609 Tallwood Drive	AGAINST
Mr. & Mrs. Eldon L. Hill: 4005 Greenhill Place	AGAINST
Mr. & Mrs. Thomas Mabry: 4013 Greenhill Place	AGAINST

C814-73-013      Baker-Crow Company--Contd.

Don G. Martin: 4007 Greenhill Place	AGAINST
Jim Hooser: 4015 Greenhill Place	AGAINST
Jimmy F. Landrum: 4102 Rockford Lane	AGAINST
Harold E. Estes: 4025 Greenhill Place	AGAINST
Woodrow Sledge (AISD)	AGAINST

## COMMITTEE ACTION:

Members reviewed the information presented. Ms. Mather felt that a 25-foot building setback was not ample. A majority of the members felt the request should be granted, subject to departmental requirements, deleting the Planning Department requirement #2--show location of locked emergency access easement on Tallwood Drive; deleting Traffic and Transportation requirement #1--Sidewalks required on Mesa Drive, Cima Serena, and Tallwood Drive; Environmental Resource Management comment to require that existing trees should be used as a buffer rather than privacy fences between the development and Westover Subdivision and along Tallwood Drive and Cima Serena Drive; subject to a 25-foot building setback on the north of subject tract; subject to revised site plan.

AYE:            Messrs. Betts and Nash.    Ms. Himmelblau  
NAY:            Mr. Hetherly.    Ms. Mather

## COMMISSION ACTION:

The applicant submitted a revised site plan and agreed to a 35-foot building setback line for the one-story units and a 40-foot building setback line for the two-story units. Members reviewed the information presented. Mr. Hetherly stated that he originally voted against this case, as he felt a setback should not be required. Mr. Betts felt that Planned Unit Developments should not be restricted any more than single-family homes. Ms. Mather felt the Planned Unit Development should be compatible with the surrounding neighborhood. A majority of the members felt this case should be approved.

## COMMISSION VOTE:

To APPROVE the site plan of Baker-Crow Company for 106 residential units called "Austin Woods", on property located between Mesa Drive, Tallwood Drive and Cima Serena, subject to a 35-foot building setback line for the one-story units; a 40-foot building setback line for the two-story units; subject to departmental requirements, deleting the Planning Department requirement #2--show location of locked emergency access easement on Tallwood Drive; deleting Traffic and Transportation requirement #1--sidewalks required on Mesa Drive, Cima Serena, and Tallwood Drive; and the Environmental Resource Management comment to require that existing trees should be used as a buffer rather than privacy fences between the development and Westover Subdivision and along Tallwood Drive and Cima Serena Drive.

AYE:            Messrs. Milstead, Betts, Bobbitt, Hetherly and Nash.  
                 Mmes. Himmelblau and Mather  
ABSTAIN:    Mr. Juarez  
ABSENT:     Mr. Washington

C814-72-018      Fred Earhart, Trustee: To Add 136 Attached and Detached Units to  
Located 2.5 Miles West of Mansfield      King's Point, Section One  
Dam on F. M. 620

**STAFF REPORT:**

This is a proposed revision to a previously approve Planned Unit Development called "King's Point" located approximately 2.5 miles west of Mansfield Dam on F. M. Road 620. The applicant is requesting approval of the addition of 136 units on 93.72 acres at the northern portion of the site. The major revision is proposed at the northeastern-most corner of the tract where 66 condominium units are proposed. The remaining 70 additional units are to be attached single-family dwellings located throughout the remainder of the 93.72-acre area. The addition of 136 units increases the density of this portion of the Planned Unit Development from two units per acre to 3.4 units per acre. However, the density on the total acreage increases from approximately 1.9 units per acre to 2.6 units per acre. While the staff has no technical objections based on ordinance requirements, no support can be given this proposed revision to the previously approved low-density Planned Unit Development. It is felt that this proposed revision tends to negate the quality that was achieved by the designer through his response to the natural features of the site and thereby an increased environmental sensitivity of development, as evidenced on the previously approve plan. The staff has concern relative to probable future revisions of this Planned Unit Development.

Based on ordinance requirements the staff reluctantly recommends approval of the proposed revision.

**CITIZEN COMMUNICATION****WRITTEN COMMENT**

None

**PERSONS APPEARING**

John Avent (representing applicant)

**COMMITTEE ACTION:**

Members reviewed the information presented and were in agreement that this request should be approved.

AYE:            Messrs. Hetherly, Betts and Nash.    Mmes. Himmelblau and Mather

**COMMISSION ACTION:**

Members reviewed the information presented and were in agreement with the Committee action.

**COMMISSION VOTE:**

To APPROVE the site plan and preliminary subdivision of Fred Earhart, Trustee for an addition of 136 attached and detached units to King's Point, Section One, on property located 2.5 miles west of Mansfield Dam on F. M. 620 subject to departmental requirements as on file with the City of Austin Planning Department.

AYE:            Messrs. Milstead, Betts, Bobbitt, Hetherly, Juarez and Nash.  
                 Mmes. Himmelblau and Mather

ABSENT:        Mr. Washington

SPECIAL PERMITS

CP14-73-054      James A. Crist: A Proposed Addition to an Existing Structure Called  
5506-5514 South Congress      La Villita Inn, a Lounge or Night Club

STAFF REPORT:

This application has been filed as required under Section 45-24.1, Sub-Section (2), and according to the procedures as specified in Section 10-B of the Zoning Ordinance of the City of Austin.

This is an application for a lounge or night club to be operated at 5506-5514 South Congress Avenue. The applicant proposes to enlarge the existing 31 feet by 83 feet structure to 48 feet by 83 feet. The existing building is currently operated as a lounge with 120 seats and the proposed addition will accomodate 40 seats for a total of 160 patron seats. The tract fronts on the west side of South Congress Avenue and will have a one-way drive through the parking area encircling the building. "C-2" Commercial zoning has been granted on the tract and special permit approval is required to complete the requirements for the operation of a lounge. The staff recommends approval of this application subject to compliance with departmental requirements as on file with the City of Austin Planning Department.

CITIZEN COMMUNICATION

WRITTEN COMMENT

Mary G. Hanks

FOR

T. E. Bowles: Rt. 7, Box 537, Waco, Texas

FOR

PERSONS APPEARING

James A. Crist (applicant)

COMMITTEE ACTION:

Members reviewed the information presented and were in agreement that this case should be granted, subject to departmental requirements.

AYE:            Messrs. Hetherly, Betts and Nash.    Mmes. Himmelblau and Mather

COMMISSION ACTION:

Members reviewed the information presented and were in agreement with the Committee action.

COMMISSION VOTE:

To APPROVE the request of James A. Crist for a special permit for a proposed addition to an existing structure called La Villita Inn, a lounge or night club on property located at 5506-5514 South Congress Avenue, subject to departmental requirements as on file with the City of Austin Planning Department, and authorized the Chairman to sign the necessary resolution upon completion.

AYE:            Messrs. Milstead, Betts, Bobbitt, Hetherly, Juarez and Nash.  
                 Mmes. Himmelblau and Mather

ABSENT:        Mr. Washington

The Chairman announced that any interested party aggrieved by this decision may appeal to the City Council for a review of the decision upon giving written notice to the City Council within ten days following the decision of the Planning Commission.

CP14-73-055     David Earl Holt: Northwest Hills Branch Library, C.I.P.  
                  7051 Village Center Drive                     Project No. 8508 0

## STAFF REPORT:

The application has been filed as required under Section 45-28, Sub-Section (b), and according to the procedures as specified in Section 10-B of the Zoning Ordinance of the City of Austin. This is an application for a special permit to allow the operation of a public library as required by Section 45-28 of the Zoning Ordinance. The location of the proposed Northwest Hills Branch Library is at 7051 Village Center Drive, which is in the existing Northwest Village Center. The proposed library will occupy the 8,308 square foot area immediately south of the HEB Food Store in the center, and will provide general reference materials and will serve as an immediate alternative to neighborhood libraries for adult non-fiction demands as well as provide youth oriented neighborhood service programs in the Northwest Hills area. This facility was included in the 1972-1977 Capital Improvements Program. The staff recommends approval of this application, subject to compliance with departmental requirements as on file with the City of Austin Planning Department.

## CITIZEN COMMUNICATION:

## WRITTEN COMMENT

John T. Daws, et al: 7030 Village Center Drive                     FOR

HEB Grocery Co.: P.O. Box 9216, Corpus Christi, Tex.             FOR

## PERSONS APPEARING

None

## COMMITTEE ACTION:

Members reviewed the information presented and were in agreement that this case should be granted, subject to departmental requirements.

AYE:            Messrs. Hetherly, Betts and Nash.    Mmes. Himmelblau and Mather

## COMMISSION ACTION:

Members reviewed the information presented and were in agreement with the Committee action.

## COMMISSION VOTE:

To APPROVE the request of David Earl Holt for a special permit for the operation of the Northwest Hills Branch Library, CIP Project No. 8508 0, on property located at 7051 Village Center Drive, subject to departmental requirements as on file with the City of Austin Planning Department, and authorized the Chairman to sign the necessary resolution upon completion.

AYE:            Messrs. Milstead, Betts, Bobbitt, Hetherly, Juarez and Nash.  
                  Mmes. Himmelblau and Mather

ABSENT:        Mr. Washington

The Chairman announced that any interested party aggrieved by this decision may appeal to the City Council for a review of the decision upon giving written notice to the City Council within ten days following the decision of the Planning Commission.



The Chairman announced that any interested party aggrieved by this decision may appeal to the City Council for a review of the decision upon giving written notice to the City Council within ten days following the decision of the Planning Commission.

CP14-73-057      Robert Jackson Kelley, III, D. V. M.: Northwest Hills Pet Clinic  
3428 Greystone Drive

## STAFF REPORT:

This application has been filed as required under Section 45-22, Sub-section (v), and according to the procedures as specified in Section 10-B of the Zoning Ordinance of the City of Austin. This is an application for a special permit to allow the operation of a veterinary clinic to be located at 3428 Greystone Drive in the existing retail center at that location. The area immediately to the east of the proposed veterinary clinic is occupied by Sunny's Food Store and the area to the west of the proposed clinic is presently vacant. The facility will be operated on an out-patient basis with no outside runs or kennels, and no overnight boarding of animals. The staff recommends the approval of this application, subject to compliance with departmental requirements as on file with the City of Austin Planning Department.

## CITIZEN COMMUNICATION

## WRITTEN COMMENT

None

## PERSONS APPEARING

R. J. Kelly, III, D.V.M. (applicant)

## COMMITTEE ACTION:

Members reviewed the information presented and were in agreement that this request should be granted subject to departmental requirements.

AYE:        Messrs. Hetherly, Betts and Nash.    Mmes. Himmelblau and Mather

## COMMISSION ACTION:

Members reviewed the information presented and were in agreement with the Committee action.

## COMMISSION VOTE:

To APPROVE the request of Robert Jackson Kelley, III, D.V.M. for a special permit for the operation of a veterinary clinic on property located at 3428 Greystone Drive, subject to departmental requirements as on file with City of Austin Planning Department, and authorized the Chairman to sign the necessary resolution upon completion.

AYE:        Messrs. Milstead, Betts, Bobbitt, Hetherly, Juarez and Nash.  
             Mmes. Himmelblau and Mather

ABSENT:    Mr. Washington.

The Chairman announced that any interested party aggrieved by this decision may appeal to the City Council for a review of the decision upon giving written notice to the City Council within ten days following the decision of the Planning Commission.

CP14-73-058     Mrs. Emelie Yerger: A Lounge or Night Club for 188 Patrons  
5301-5315 South Congress Avenue  
5300-5308 Wasson Road

## STAFF REPORT:

This application has been filed as required under Section 45-24, and according to the procedures as specified in Section 10-B of the Zoning Ordinance of the City of Austin. This is an application to allow a lounge or night club at 5301-5315 South Congress Avenue. "C-2" Commercial and "C" Commercial zoning has been approved on the subject tract, and the applicant is in the process of perfecting the zoning in conjunction with this special permit application. The site has primary frontage on South Congress Avenue and additional access onto Wasson Road to the east. The lounge will be located at the western end of the tract next to Wasson Road where the applicant plans to reside. The applicant has been working with the City Drainage Department in relation to channel work along Williamson Creek which crosses the tract. The staff recommends approval of this application, subject to compliance with departmental requirements as on file with the City of Austin Planning Department. --

## CITIZEN COMMUNICATION

## WRITTEN COMMENT

W. A. Hasse: 5402 South Congress Avenue	AGAINST
PERSONS APPEARING	
Stephen Kinghorn	AGAINST
Herman Bull	AGAINST

## COMMITTEE ACTION:

The applicant deleted the south portion of the tract which will reduce the seating capacity. Members reviewed the information presented and were in agreement that this case should be approved, subject to departmental requirements; excluding the southern parking lot; excluding the eastern 57 feet from Wasson Road; and no access from the lounge parking lot to Wasson Road.

AYE:            Messrs. Hetherly, Betts and Nash.    Mmes. Himmelblau and Mather

## COMMISSION ACTION:

Members reviewed the information presented and were in agreement with the Committee action.

## COMMISSION VOTE:

To APPROVE the request of Mrs. Emile Yerger for a special permit for a lounge or night club on property located at 5301-5315 South Congress Avenue and 5300-5308 Wasson Road, subject to departmental requirements as on file with the City of Austin Planning Department, excluding the southern parking lot; excluding the east 57 feet from Wasson Road and no access from the lounge parking lot to Wasson Road, and authorized the Chairman to sign the necessary resolution upon completion.

AYE:            Messrs. Milstead, Betts, Bobbitt, Hetherly, Juarez and Nash,  
                 Mmes. Himmelblau and Mather  
ABSENT:        Mr. Washington

CP14-73-058 Mrs. Emelie Yerger--Contd.

The Chairman announced that any interested party aggrieved by this decision may appeal to the City Council for a review of the decision upon giving written notice to the City Council within ten days following the decision of the Planning Commission.

CP14-73-059 Orleans Harbour, Inc.: 33-Unit Condominium Project  
West Lake Drive

## STAFF REPORT:

This application has been filed as required under Section 45-19, Sub-section (a), Paragraph (1), and according to the procedures as specified in Section 10-B of the Zoning Ordinance of the City of Austin. This is an application for a special permit to allow the construction of a 33-unit condominium project on 3.3 acres of land on West Lake Drive zoned "B" Residence, First Height and Area. The density proposed is 10 units per acre on the total area which is comprised of approximately 50% land area and 50% water area. The project is located between West Lake Drive and Lake Austin, and is designed so that all of the units have access to Lake Austin. Each unit is two stories in height with a two-car garage attached. A boat stall is proposed on the interior of the project with provision for boat tie-up along the remainder of the water frontage. The staff recommends approval of this application subject to compliance with departmental requirements.

## CITIZEN COMMUNICATION

## WRITTEN COMMENT

None

## PERSONS APPEARING

Steve Harris: 2905 Townes Lane	FOR
Carl E. Wooten: P. O. Box 5426	FOR
Wroe Owens: 1206 Perry Brooks Bldg.	FOR
Lloyd Cates: #106 Greenwood Tower	FOR
C. N. Avery, Jr.: 330 Perry Brooks Bldg.	AGAINST
H. T. McBrayer: P. O. Box 115	AGAINST

## COMMITTEE ACTION:

Members reviewed the information presented and were in agreement that this request should be approved, subject to departmental requirements, but deleting Traffic and Transportation requirement #1--Floor plain of dwellings be above 100-year flood plain.

AYE: Messrs. Hetherly, Betts and Nash. Mmes. Himmelblau and Mather

## COMMISSION ACTION:

Members reviewed the information presented and were in agreement with the Committee action.

CP14-73-059      Orleans Harbour, Inc.--Contd.

## COMMISSION VOTE:

To APPROVE the request of Orleans Harbour, Inc. for a special permit for the construction of a 33-unit condominium project on property located on West Lake Drive, subject to departmental requirements as on file with City of Austin Planning Department, deleting the Traffic and Transportation requirement #1--Floor plain of dwellings be above the 100-year flood plain, and authorized the Chairman to sign the necessary resolution upon completion.

AYE:            Messrs. Milstead, Betts, Bobbitt, Hetherly, Juarez and Nash.  
                 Mmes. Himmelblau and Mather

ABSENT:       Mr. Washington

The Chairman announced that any interested party aggrieved by this decision may appeal to the City Council for a review of the decision upon giving written notice to the City Council within ten days following the decision of the Planning Commission.

## PUBLIC HEARINGS

010-74-001      Far West Boulevard  
                 Extension of Far West Boulevard to Shoal Creek

## STAFF REPORT:

Mr. Lillie presented the history relating to the Far West Boulevard thoroughfare location. In 1955, the Thoroughfare Plan, part of the Austin Development Plan, prepared by Pacific Planning and Research, placed Far West Boulevard in the location presently proposed which would connect Far West Boulevard to Pegram Avenue. In 1958, an effort was made by several City Departments to relocate the thoroughfare immediately north of and adjacent to Northwest Park in conjunction with the development of Allandale Park subdivision so that the thoroughfare could provide direct access to the park without crossing over a portion of it. The location of Greenlawn Parkway within the subdivision was not located as recommended by the staff but was established with a row of lots fronting on both sides of the street with no access provided to the park. In June, 1961, the Austin City Council adopted the Austin Development Plan which located the Far West thoroughfare along the Greenlawn Parkway alignment rather than through Northwest Park connecting to Pegram. In November, 1961 the MoPac Boulevard Report by W. C. Cotton, Jr., included the extension of Far West Boulevard following the original alignment proposed in 1955. This alignment was considered more desirable than Greenlawn Parkway by the engineer, as Greenlawn Parkway was located too far north, had lots fronting on it and right-of-way for the grade separation at the railroad had not been provided. In October, 1962, Allandale Terrace, Section 3 subdivision was submitted by the owner for consideration and was held up pending further study of the location of Far West Boulevard because construction of 14 homes had already taken place on Greenway Parkway in the area that would be required for the grade separation at the railroad. In November, 1962, the Austin City

010-74-001      Far West Boulevard--Contd.

Council authorized the City Manager to negotiate for the purchase of land for right-of-way for Far West Boulevard through Allandale Terrace, Section 3. This alignment is the same as now proposed. In December, 1962, the City Manager reported to the Austin City Council that an oral agreement had been reached on the acquisition of right-of-way for Far West Boulevard as authorized in November, 1962. In 1963, Allandale Terrace, Section 3 (Revised) was approved with the alignment for Far West Boulevard as currently proposed and based on the purchase of the right-of-way by the City. The layout of the subdivision had been modified to properly orient the residential lots to the proposed thoroughfare. All lots backed to the thoroughfare with no access to the thoroughfare permitted. In 1966, the Texas Highway Commission agreed to participate in cost of MoPac Boulevard. The plan included the Far West-MoPac Interchange with alignment of Far West to follow the route established by the right-of-way purchased in 1962. In 1967 and 1969 the Austin City Council adopted the Expressway and Major Arterial Plan which included the alignment for the Far West Boulevard extension into Pegrarn Avenue. In 1971, the Austin City Planning Commission took the following action: "Move that we encourage the staff to re-evaluate our existing arterial street plan, particularly in the area of parks, playgrounds and schools and to discourage intrusion of arterial streets through the parks in the City of Austin." On November 27, 1973 the Traffic Safety Commission voted to endorse the current plan for the extension of Far West Boulevard across MoPac with an at-grade connection to Shoal Creek Boulevard. The Commission felt that this connection is needed to efficiently distribute traffic, improve safety along Shoal Creek Boulevard, and serve areas on both sides of the expressway. It was also recommended that if Far West Boulevard was extended further east, this section of roadway should not be installed at grade through Northwest Park. On December 4, 1973, action by the Citizen's Board of Natural Resources and Environmental Quality carried by a 6 to 2 vote that "The Board oppose the easterly extension of Far West Boulevard beyond MoPac. However, if practical, limited residential-type access to MoPac from the east should be provided."

On December 18, 1973, the Parks and Recreation Advisory Board took the two following actions: 1) The Parks and Recreation Advisory Board recommends that the Master Plan for Austin be altered by the Planning Commission and the City Council, deleting any reference to extending Far West Boulevard across Northwest Park. 2) The Parks and Recreation Advisory Board recommends that Far West Boulevard be constructed to provide access from the west to north and south traffic on MoPac Boulevard but not to be extended to Shoal Creek Boulevard. The Board further recommends that in view of the concern and complaints by citizens about inadequate access to Northwest Park, that within all future development plans regards be given to the design of arterial streets to insure proper access to the parks for the people of Austin.

010-74-001      Far West Boulevard--Contd.

Mr. Joe Ternus of the Urban Transportation Department reported that this proposed location of Far West Boulevard has been given considerable consideration and forethought. It is felt that this southerly alignment is more desirable because it is extended through undeveloped land, allowing the City to plan for surrounding areas based on the presence of this street, thus minimizing any adverse effects that might be associated with such a connection. It also provided more desirable interchange spacing. This plan is felt to be more desirable from a neighborhood development viewpoint as well as traffic operations. Mr. Ternus reported that this proposed extension is designed to provide basic circulation and adequate access to area residents on both sides of MoPac. The extension will also provide better access to Northwest Park. Mr. Ternus reported on the traffic flow on Shoal Creek. He reported that the alternatives for the location of this extension have been thoroughly reviewed and it is felt that this proposed extension is vital to provide the transportation needs of the City. Mr. Ternus stated that the extension of Far West Boulevard to Shoal Creek will decrease the traffic on Shoal Creek.

## STAFF RECOMMENDATION:

The Planning Department staff recommends that the 1969 Expressway and Major Arterial Plan, as recommended by the Planning Commission and adopted by the City Council, not be amended and recommend that Far West Boulevard be extended to Shoal Creek Boulevard; and recommend that the connection to Pegram be studied as suggested by the Planning Commission in 1971 in relation to the current updating of the City's Comprehensive Plan.

## CITIZEN COMMUNICATION

## WRITTEN COMMENT

None

## PERSONS APPEARING

Clark Rector: 4107 Honeycomb Rock Circle	FOR
James M. Perdue, Jr.: North West Civic Assn.	FOR
Elbert Hooper: 407 Austin Savings Bldg.	FOR
Donald H. Cummins: 3500 Laurel Ledge Lane	FOR
Rick Evans; 9205 Clearrock Drive	FOR
Don Johnson: Scarborough's, Highland Mall	FOR
Charles Rieger: 9012 Blue Quail Drive	FOR
Stanley G. Butterfield: Joske's of Texas, Highland Mall	FOR
David B. Barrow: 4101 Edgemont Drive	FOR
Tom Oakland: 2905 Dover Place	AGAINST
Maxine Friedman: 2905 Stoneway Drive	AGAINST
William T. Belt: 6907 Shoal Creek Boulevard	AGAINST
Melvin E. Corley: 7006 Shoal Creek Boulevard	AGAINST
Allan Friedman: 2905 Stoneway Drive	AGAINST
B. C. Allen: 2901 Dover Place	AGAINST
Ms. Jackie Allan	AGAINST
William J. Sybert	AGAINST

010-74-001 Far West Boulevard--Contd.

Terry Liefiest	AGAINST
Elaine Ward	AGAINST
Jerry Liston	AGAINST
George Yanker	AGAINST
William H. Stoll: 3307 Skylark Drive	AGAINST

## SUMMARY OF TESTIMONY:

A number of area residents appeared in favor of the proposed extension primarily for access to MoPac and also to Northwest Park. Opposition was expressed on the proposed extension because it was felt additional traffic would be generated on an already heavily-travelled residential street. Also, concern was expressed for the safety of the children walking and bicycling to and from school, as well as the dangerous curves in the area where this proposed extension will dead-end.

## COMMISSION ACTION:

Members reviewed the information presented. Several of the members felt the proposed extension would decrease the traffic on Shoal Creek Boulevard by providing access to MoPac. Mr. Juarez felt that traffic would be increased and would alter the neighborhood on the east side of MoPac. Mr. Juarez felt sufficient evidence had not been submitted for him to support the motion. He stated that there was a problem in this area but this proposed extension was not the answer to the problem. Several members agreed they would be opposed to further extension of Far West Boulevard through Northwest Park or Pegrarn.

## COMMISSION VOTE:

To recommend that the 1969 Expressway and Major Arterial Plan as recommended by the Planning Commission and adopted by the City Council not be amended; and APPROVE that Far West Boulevard be extended to Shoal Creek Boulevard; and that the connection to Pegrarn be studied as suggested by the Planning Commission in 1971 in relation to the current updating of the City's Comprehensive Plan.

AYE: Messrs. Milstead, Betts, Bobbitt, Hetherly and Nash  
Ms. Himmelblau  
NAY: Mr. Juarez. Ms. Mather  
ABSENT: Mr. Washington

C2-73-5c Historic Zoning Ordinance

Further consideration of the proposed Historic Zoning Ordinance

Mr. Lillie reported that the draft to be considered was an updated draft which was reviewed at the previous meeting. Copies of this draft were distributed to those citizens present.



C2-73-5c Historic Zoning Ordinance--Contd.

Jerry Harris of the City's Legal Department was present and reviewed the changes recommended. Primary changes considered dealt with public hearings at the Landmark Commission level; the responsibility of the Planning Commission; public hearings with application for alterations or changes to an historic structure; notification of applicant regarding disapproval and any changes necessary for approval of an application; and demolition or removal of an historic landmark.

## CITIZEN COMMUNICATION

## WRITTEN COMMENT

None

## PERSONS APPEARING

Roxanne Williamson

Gibson Randall: 801 International Life Bldg.

Dr. James Stoner (Central Christian Church)

Taylor Gaines

Dorothy Owens

FOR  
AGAINST  
AGAINST  
AGAINST  
AGAINST

## COMMISSION ACTION:

Mr. Milstead read a draft of a transmittal letter to the City Council suggesting that they consider the establishment of a fund that could be used to purchase these historical sites or structures deemed to be of major historical significance to the citizens of the community when there is no other way to preserve them and also that they consider tax incentives based on property as it is used in historical zoning rather than for its highest and best use.

Members reviewed the suggested changes. A majority of the members were in agreement to recommend that this proposed ordinance be approved with the changes suggested, including Sec. 45-51 submitted by the Legal Department.

## COMMISSION VOTE:

To recommend APPROVAL of the proposed historic zoning ordinance with the suggested changes, including Sec. 45-51 suggested by the Legal Department and APPROVAL of the transmittal letter suggesting consideration of the establishment of a fund to purchase such historic sites and consideration be given to tax incentives based on the property as it is used in historical zoning rather than for its highest and best use.

AYE: Messrs. Milstead, Betts, Bobbitt, Hetherly and Juarez.  
Mmes. Himmelblau and Mather

NAY: Mr. Nash

ABSENT: Mr. Washington

## OTHER BUSINESS

C7-73-8            Sale of City Property  
                    Decker Lake Road and Hog Eye Road            #S-139

## STAFF REPORT:

This property was part of the property purchased for Lake Walter E. Long in 1966 and is no longer needed. An owner of a large tract to the south desires to purchase this strip of land to restore frontage for his property. The staff recommends approval of this sale of property.

## COMMISSION ACTION:

Members reviewed the information presented.

## COMMISSION VOTE:

To APPROVE the sale of surplus property #S-139 of approximately 0.49 acres located at Decker Lake Road and Hog Eye Road, plus interest in a road to be vacated by the County, subject to the County vacating the old road, providing for approximately 60 feet for right-of-way to connect the existing road at the west end and a 10-foot public utility easement south of north right-of-way line of existing road to be vacated.

AYE:            Messrs. Milstead, Betts, Bobbitt, Hetherly, Juarez and Nash.  
                    Mmes. Himmelblau and Mather  
ABSENT:        Mr. Washington

C5-68-4            Housing and Construction  
                    Amendment to Brackenridge Urban Renewal Plan

Mr. Clifford Coffman of the Urban Renewal Agency submitted a request to modify the Brackenridge Urban Renewal Plan to allow the same heights in the "B-2" Commercial District in the Urban Renewal Plan as allowed in the "C" Commercial, Fourth Height and Area zoning district, as this was the intent when the Urban Renewal Plan was approved on December 5, 1968. Mr. Coffman requested that the wording "that three feet of height could be added for each foot of setback" be added to the "B-2" Commercial District to provide the same height flexibility in both districts. Members reviewed the information presented and recommended that this request should be APPROVED.

AYE:            Messrs. Milstead, Betts, Bobbitt, Hetherly, Juarez and Nash.  
                    Mmes. Himmelblau and Mather  
ABSENT:        Mr. Washington

C2-73-8a            Subdivision  
                    Proposed amendments to Chapter 29 of the Rivers, Waters  
                    and Lakes Code, and Chapter 41 of the Plats and Subdivision  
                    Code

The staff reported that the Planning Commission members and members of the Environmental Resource Management had been working on the proposed

C2-73-8a Subdivision--Contd.

amendments to Chapter 29 of the Rivers, Waters and Lakes Code and Chapter 41 of the Plats and Subdivision Code. Copies of the proposed amendments were distributed and reviewed. The staff pointed out that all reference to any specific areas had been deleted, as well as any reference to a map.

COMMISSION ACTION:

Members reviewed the proposed ordinance and discussed the deletions and additions submitted. Members were in agreement to set a public hearing for this proposed ordinance.

COMMISSION VOTE:

To SET A PUBLIC HEARING for February 12, 1974 at 7:30 p.m. to consider the proposed amendments to Chapter 29 of the Rivers, Waters and Lakes Code, and Chapter 41 of the Plats and Subdivision Codes.

AYE: Messrs. Milstead, Betts, Bobbitt, Hetherly, Juarez and Nash.  
Mmes. Himmelblau and Mather

ABSENT: Mr. Washington

C14-71-166 Austex Development Company, Ltd.

Review Landscape Plan for Rutland Drive and Parkfield Drive

The staff reported that this zoning case was approved, subject to approval of a landscape plan and a 30-foot building setback on the east/west boundaries from the interior development; a 6-foot greenbelt to be planted on the east/west boundaries; a 6-foot privacy fence behind the greenbelt; a 40-foot building setback on the northern and southern boundaries with plantings at intervals between the curb cuts. The applicant has submitted this landscape plan for approval at this time.

CITIZEN COMMUNICATION

WRITTEN COMMENT

None

PERSONS APPEARING

Joe Teal (North Austin Civic Association)

COMMISSION ACTION:

Members reviewed the information presented. A question was raised as to whether or not this landscape plan was for subject case or for a more recent zoning case on this same property. Members were in agreement that this case should be postponed to allow the staff time to verify the information.

C14-71-166 Austex Development Company, Ltd.--Contd.

COMMISSION VOTE:

To POSTPONE to the Planning Commission meeting of January 22, 1974, the review of the landscape plan of Austex Development Company, Ltd. for property located at Rutland Drive and Parkfield Drive.

AYE: Messrs. Milstead, Betts, Bobbitt, Hetherly and Juarez.  
Mmes. Himmelblau and Mather

ABSTAIN: Mr. Nash

ABSENT: Mr. Washington

C1-73-3 Minutes

Minutes from the February 23, 1971 Subdivision Committee, the March 22, 1971 Subdivision Committee, the October 23, 1973 Subdivision Committee and the November 27, 1973 Subdivision Committee meetings were distributed.

R146 Planning Commission

The Planning Commission Chairman reported action taken on the subdivisions at the meeting of December 26, 1973, and requested that this action be made a part of the minutes of this Planning Commission meeting.

C8-72-90 Granada Hills Section II  
U. S. Highway 290 and F. M. 1826

STAFF REPORT:

This subdivision was continued from the December 26, 1973 Planning Commission meeting for further information from Engineering and Legal Departments pertaining to drainage and run-off. Mr. Lillie reported that a letter had been received from Mr. O. B. McKowan stating his objections to subject subdivision because of the drainage run-off and also, questioning the septic tank system. Mr. Lillie reported that the answers to Mr. McKowan's questions had been provided by the Engineering Department and the City/County Health Department. Mr. Lillie stated that La Paz Street had been deleted in the revised site plan, thus eliminating the drainage run-off. Also, that Alamosa Drive had been deleted on the revised site plan, eliminating the necessity for future extension into the adjoining properties. The septic tank system had been approved for single-family use only.

STAFF RECOMMENDATION:

To approve the preliminary plan of Granada Hills II, subject to departmental requirements as on file with the City of Austin Planning Department and suggest that the engineer review the plans for drainage-retarding structures with the Engineering Department prior to final approval.

C8-72-90 Granada Hills Section II--Contd.

CITIZEN COMMUNICATION

WRITTEN COMMENT

O. B. McKowan	AGAINST
PERSONS APPEARING	
O. B. McKowan	AGAINST

COMMISSION ACTION:

Members reviewed the information presented and were in agreement that this request should be approved.

COMMISSION VOTE:

To APPROVE the preliminary plan of Granada Hills II, subject to departmental requirements as on file with the City of Austin Planning Department and suggest that the engineer review the plans for drainage-retarding structures with the Engineering Department prior to final approval.

AYE: Messrs. Milstead, Betts, Bobbitt, Hetherly and Nash.  
Ms. Mather  
ABSTAIN: Ms. Himmelblau  
ABSENT: Messrs. Juarez and Washington

FINAL SUBDIVISION PLATS--FILED AND CONSIDERED

The following final subdivisions have appeared before the Commission in the past and have now met all departmental requirements. The staff recommends that they be approved. The Commission then

VOTED: To APPROVE the following final subdivision plats under the Commission's amended Rules and Regulations:

C8-73-51	Royal Oaks Estates, Section III-A
	Wheless Lane and Harwill Circle
C8-73-113	Castlewood Forest, Section Nine (9)
	Castlewood Drive and Castledale Drive
C8-73-129	Wagon Crossing, Section Two (2)
	Covered Wagon Pass and Wagon Bend

AYE: Messrs. Milstead, Bobbitt, Hetherly and Nash.  
Mmes. Himmelblau and Mather  
ABSENT: Messrs. Betts, Juarez and Washington

The Commission then

VOTED: To ACCEPT FOR FILING AND DISAPPROVE the following final subdivision plats, pending easements required; fiscal arrangements required; pending current tax certificates; and pending compliance with departmental requirements as on file with the City of Austin Planning Department:

FINAL SUBDIVISION PLATS--FILED AND CONSIDERED--Contd.

<u>C8-73-49</u>	<u>Balcones Woods, Section Three-A</u>
	Santa Cruz Drive and Alhambra Drive
<u>C8-73-134</u>	<u>Cherry Creek, Phase IV, Section Two</u>
	West Gate Boulevard and Humble Drive
<u>C8-73-136</u>	<u>Shady Hollow, Section 2, Phase 3</u>
	Stormy Ridge Trail and Eldorado Trail

AYE: Messrs. Milstead, Bobbitt, Hetherly and Nash.  
Mmes. Himmelblau and Mather

ABSENT: Messrs. Betts, Juarez and Washington

The Commission then

VOTED: To ACCEPT FOR FILING AND DISAPPROVE the following final subdivision plat, pending fiscal arrangements required; and pending compliance with departmental requirements as on file with the City of Austin Planning Department:

<u>C8-73-99</u>	<u>The Village at Quail Creek</u>
	Parkfield Drive and Kramer Lane

SHORT FORM SUBDIVISIONS--FILED AND CONSIDERED

The staff reported that the following short form plats have complied with all departmental requirements and recommended that they be approved.  
The Commission then

VOTED: To APPROVE the following short form subdivisions:

<u>C8s-73-292</u>	<u>Resub. Lt. 3, Bl. I, Col. Pk., S. 1, P.2 &amp;</u>
	<u>Resub. of Replat of Lots 1 &amp; 2, Bl. I of</u>
	<u>Col. Pk., Sec. 1, Ph. 2</u>
	Decker Lake Road and Colony Park Drive
<u>C8s-73-294</u>	<u>Resub. of Hilltop Acres</u>
	State Highway No. 71

AYE: Messrs. Milstead, Bobbitt, Hetherly and Nash.  
Mmes. Himmelblau and Mather

ABSENT: Messrs. Betts, Juarez and Washington

The Commission then

VOTED: To ACCEPT FOR FILING AND DISAPPROVE the following short form plat, pending current tax certificates; changes must conform to Special Permit site plan; and pending compliance with departmental requirements as on file with the City of Austin Planning Department:

SHORT FORM SUBDIVISIONS--FILED AND CONSIDERED--Contd.

C8s-73-299      1st Resub. Chimneyhill P.U.D., 1st Inst.  
Chimneyhills Boulevard

AYE:        Messrs. Milstead, Bobbitt, Hetherly and Nash.  
             Mmes. Himmelblau and Mather  
ABSENT:    Messrs. Betts, Juarez and Washington

The Commission then

VOTED:    To ACCEPT FOR FILING AND DISAPPROVE the following short form  
             plat, pending easements required; right-of-way required on  
             South 1st Street; and pending compliance with departmental  
             requirements as on file with the City of Austin Planning Department:

C8s-73-300      Miller-Attebury Addition  
South 1st Street

AYE:        Messrs. Milstead, Bobbitt, Hetherly and Nash.  
             Mmes. Himmelblau and Mather  
ABSENT:    Messrs. Betts, Juarez and Washington

The Commission then

VOTED:    To ACCEPT FOR FILING AND DISAPPROVE the following short form  
             subdivisions, pending compliance with departmental requirements  
             as on file with the City of Austin Planning Department:

C8s-73-301      Rolling Hills West, Section 4  
                         Silver Hills Drive and Pinnacle Road  
C8s-73-303      Resub. Austin Doctors Addition  
                         East 30th and Robinson Avenue

AYE:        Messrs. Milstead, Bobbitt, Hetherly and Nash.  
             Mmes. Himmelblau and Mather  
ABSENT:    Messrs. Betts, Juarez and Washington

The Commission then

VOTED:    To ACCEPT FOR FILING AND DISAPPROVE the following short form  
             subdivision, pending compliance with departmental requirements  
             as on file with the City of Austin Planning Department; and  
             grant a variance to exclude the balance of the tract:

C8s-73-302      Fairview Village  
                         Stassney Lane at Nancy Drive

AYE:        Messrs. Milstead, Bobbitt, Hetherly and Nash.  
             Mmes. Himmelblau and Mather  
ABSENT:    Messrs. Betts, Juarez and Washington

SHORT FORM SUBDIVISIONS--FILED AND CONSIDERED--Contd.

The Commission then

VOTED: To ACCEPT FOR FILING AND DISAPPROVE the following short form subdivision, pending current tax certificates; and pending compliance with departmental requirements as on file with the City of Austin Planning Department:

C8s-73-304          Resub. Lts. 36-46, Blk. 7-A, Pleasant Hill Addn.  
South Congress Avenue

AYE: Messrs. Milstead, Bobbitt, Hetherly and Nash.  
Mmes. Himmelblau and Mather

ABSENT: Messrs. Betts, Juarez and Washington

The Commission then

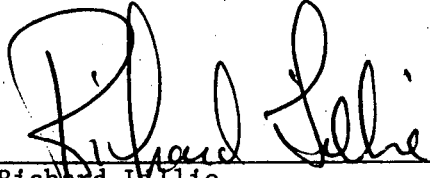
VOTED: To POSTPONE the following short form subdivision pending receipt of a variance letter:

C8s-74-1          Jim Dobson  
State Highway #71

AYE: Messrs. Milstead, Bobbitt, Hetherly and Nash.  
Mmes. Himmelblau and Mather

ABSENT: Messrs. Betts, Juarez and Washington

The meeting was ajourned at 12:45 a.m.

  
Richard Lillie  
Executive Secretary